

# Approved Minutes

City of Bloomington  
Development Review Committee  
March 25, 2014

McLeod Conference Room  
Bloomington Civic Plaza – 1800 West Old Shakopee Road

## Staff Present

Laura McCarthy (Fire Prev) – Chair 952-563-8965	Randy Quale (Parks & Recreation) 952-563-8876
Kent Smith (Assessing) 952-563-8707	Heidi Miller (Police) 952-563-4975
Eric Wharton (Utilities) 952-563-4579	Dennis Fields (Planning) 952-563-8925
Glen Markegard (Planning) 952-563-8923	Mike Centinario (Planning) 952-563-8921
Jen Desrude (Engineering) 952-563-4862	Kelly Isaacson (Bldg & Inspection) 952-563-4703
Jim Jansen (Public Health) 952-563-4967	

<b>Item 2 - Informal</b>	Masonic Homes
<b>DRC Meeting</b>	3/25/2014 9:15 AM
<b>Site address</b>	11400 Stanley Avenue
<b>Application type</b>	Preliminary and/or Final Development Plan
<b>Staff contact</b>	<a href="#">Fields, Dennis</a> x8925
<b>Proposal</b>	<p>Masonic Homes proposing to demolish an existing portion of the current building and construct a new 15,772 square foot addition. The two story addition would be linked to the existing building and will serve as a public gathering facility for the existing campus, the Masonic Charities activities, and serve public outreach/education events.</p> <p>The new building program will include a history of Masons museum that will be available to public tours such as school groups, a 425 seat auditorium, a Masonic lodge room and small contextual library, and a lower level multipurpose gathering room to support the planned events.</p> <p>Existing parking counts total 362 spaces. It is assumed that the auditorium, lodge, museum, and dining spaces in the new building will not be used simultaneously and therefore would not contribute separately to parking needs.</p>
<b>Plat name</b>	Unplatted
<b>Decision maker</b>	City Council
<b>Replat/Park dedication</b>	Unknown at this time
<b>Reviews</b>	DRC; City Council; Planning Commission; Watershed District

## Guests Present

Jonathan Grothe, TWP Architects	<a href="mailto:jgrothe@twparchitects.com">jgrothe@twparchitects.com</a>
Eric Neetenbeek, Minnesota Masonic Charities	<a href="mailto:eric.neetenbeek@mnmasonic.org">eric.neetenbeek@mnmasonic.org</a>
Alan Plutowski, TWP Architects	<a href="mailto:aplutowski@twparchitects.com">aplutowski@twparchitects.com</a>
Amy Schwabe, TWP Architects	<a href="mailto:aschwabe@twparchitects.com">aschwabe@twparchitects.com</a>
Patrick Sarver, Civil Site Group	<a href="mailto:psarver@civilsitegroup.com">psarver@civilsitegroup.com</a>
Mark Campbell, Minnesota Masonic Charities	<a href="mailto:campbell@tcq.net">campbell@tcq.net</a>

### Discussion/Comments:

- Dennis Fields (Planning) Reviewed above proposal. Discussed the type of materials being used on the outside of the building. Applicant indicated what materials may be used.
- Applicant stated that the lower level space will be used for dinners, etc. The space would be sectioned off so there would be room to seat up to 260 people. The space could also be used for a 50 person event. Wouldn't use the auditorium and dining space with separate groups. Would not be doubling the capacity. Markegard asked how frequently the facilities would be used. Applicant stated that in the first year or so, the auditorium probably would be used less than once per month. The demand may expand to twice a month after a while. Estimates that there would be 100-200 people in the space at a time. Thought it would be rare to ever have maximum capacity. McCarthy asked the applicants if they would ever lease the space out. Applicant stated that they would never lease it, but may rent the space from time to time, depending on the interest. Would make the space available for school groups, etc.
- Randy Quale (Parks & Recreation) Believes there are members of the community that would like to have access to the auditorium for a variety of events.
- Kent Smith (Assessing) Asked Fields if this needs a re-plat. Fields stated that it does not need a re-plat, but it would require a major revision to the Final Development Plan. A Preliminary Development Plan revision will be required as well. There will need to be a Conditional Use Permit for the place of assembly. Smith stated that there would be no park dedication since there is no re-platting. Currently the facility is exempt from property tax purposes. Depending how the addition is used, there may be a partial taxable interest. Applicant inquired about property taxes and how it would work if the facility wanted community outreach and only took donations instead of charging groups. Smith stated that it's fairly complex and Assessing would need to look at the situation.
- Dennis Fields read Eric Solie's comments from Environmental Health. Verified that there is a small kitchen/serving kitchen in the basement that will not be used for cooking. Fields gave applicants the food service requirements and Eric Solie's business card.
- Laura McCarthy (Fire Prevention) The new building needs to be sprinklered. The fire alarm system will need to match the occupancy—which will most likely be Assembly occupancy. This will drive all existing fire alarm requirements throughout the three levels of the structure. If there is any remaining existing portion of the building that is not sprinklered, it will need to be sprinklered. Applicant stated that the buildings are currently considered Buildings B and C. There is a separation at that point. They are basically completely taking out both of these building and the new one will be in its place. McCarthy stated that there is a written agreement that says the entire campus will need to be fully sprinklered even if there is separation.
  - Asked applicants about the large meeting room in the existing building adjacent to the new construction. Applicant stated that they are keeping that room.
  - Asked about the tunnel below that is used for mechanical purposes. Applicant stated that the tunnel will remain. They are looking to tie into the system. There are a couple little tunnels that may be removed, but planning on keeping the main tunnel. McCarthy asked if they were planning on using the existing system to supply the new building. Applicant stated they may use that system if it works.
  - Discussed addressing of the property. 10400 Stanley Avenue is the parcel address. For emergency services it will need to be clarified. Engineering will need to have a campus map

that lists all the current addresses so they can match it up accordingly. The address cannot be Stanley Ave. McCarthy stated that it should be Masonic Home Drive for emergency services, but will need to get it clarified.

- Heidi Miller (Police) Also had concerns about addressing. On the floor plan it shows a box office with sound and light. Would like to talk to the security director on site. Recommended having an AED on site and to have the address prominently displayed so people know where to send the police. Applicant stated that the box office probably wouldn't be used as at box office most of the time--only if a community event.
- Jen Desrude (Engineering) Handed out Public Works comments.
  - Discussed addressing. Applicant stated that Desrude should work with Eric Neetenbeek on getting the correct addressing. Desrude directed applicants to work with Bruce Bunker or her in regards to the addressing.
  - Stormwater Management Plan shall be provided. This is in Lower Minnesota River Watershed District, which will not require an extra permit. However, the watershed district has 30 days to review the plan.
  - Engineering and Traffic are interested in how the parking will be handled.
  - Applicant asked if there was one address for the building. McCarthy stated that currently there are several addresses--B and C have their own addresses. When the two buildings are torn down will the new building be considered one building? Applicant stated there is only going to be one entrance point to the new building so they would consider that just one building. McCarthy stated that it will be determined by the separation and square footage. Desrude stated that they are talking about two different things—the parcel address and the building address. Applicant stated they use 11501 as the only address for all buildings. Asked if they need a separate address for the addition. McCarthy stated that Fire/EMS has had more than one address when called to the campus. Need more direction as to what building to park the rig at. Desrude stated that they will need the parcel address and then each building will be labeled to match 911. Further discussion about addressing.
  - Utilities
    - Will be looking at the overall water supply to the site and if there is going to have to be any additional hydrants by the supply connections (Fire Department Connections) throughout the site.
    - Will be looking at the proximity of the hydrants to all of the faces of the buildings.
    - Will be looking at where the proposed fire department connections will be on the building itself.
    - A SAC determination will be required for the new uses. Provide a demo plan that is explicit as to what spaces will be removed so they will be properly credited for SAC determination.
    - Will be looking at the SAC determination as a basis for looking at adequacy of water supply. There will probably be a larger peak water use at the site.
- Jim Jansen (Public Health) No comment.
- Dennis Fields (Planning)
  - Will need to apply for a revised Preliminary Development Plan, Final Development Plan revision and for a Conditional Use Permit.

- A place of assembly is probably the best characteristic for the new building, which will be R-1 and requires a Conditional Use Permit.
  - Would go to both a Planning Commission and City Council meeting.
  - Parking—possibly putting conditions that would limit using portions of the building. Staff would prefer to have a Proof-of-Parking plan so the use of the space wouldn't be limited in the future. The only time applicants would be required to build the parking is if there was an ongoing overflow of parking because of events. Would be recorded along with the Development Agreement. Markegard asked if they were planning to add any parking. Applicant stated not at this time. Stated that if they kept the current parking there would be a 192 car difference in what exists to what they would need. Asked if they needed an engineered document with calculations for stormwater. Desrude stated yes. Fields stated that they would need to come up with a total number of required parking spaces for the whole development. Applicant stated it would be 554 spaces. Applicant inquired about shuttling from the picnic area and using grass areas to park on. Markegard stated that they would need to use it as code required parking and would need to meet the City's standards. It would need to be a hard surface (asphalt, concrete, etc.). Applicant asked if distance was an issue. Fields stated that the City would prefer it to be closer in case it needed to be built. Can discuss in the future if it becomes a possibility.
  - Glen Markegard (Planning) Strongly recommends a neighborhood meeting. Applicant stated that they would like to do that. Planning will send applicants mailing labels for this.
  - All staff agreed that this will come back for Formal DRC.
-

Site Address: 11400 and 11401 Stanley Ave. S  
11401 and 11451 Normandale Blvd

**MINNESOTA MASONIC CHARITIES**<sup>HOMES</sup>

Plat name: **MINNESOTA MASONIC HOME**

**CUP; Preliminary and/or Final Development Plan demolish** ~~an existing portion of the Bldgs B & C~~  
~~current building and construct a new 15,772 sq. ft. building to be a public gathering facility.~~ **Replacement**

**Proposal: Proof of parking for new addition. Proposed rezoning of Planned Develop Single Family R-1.**

## PUBLIC WORKS DEPARTMENT DEVELOPMENT PLAN REVIEW

City of Bloomington 1700 West 98<sup>th</sup> Street, Bloomington, MN 55431 952-563-4870

### Applicant Information

Trossen  
Wright  
Plutowski Architects, PA  
4125 Lakeland Ave N  
Suite 200  
Minneapolis, MN 55422  
Amy Schwabe, AIA  
763-533-7171 x20

Eric Neetenbeek  
11501 Masonic Home Drive  
Bloomington, MN 55437  
952-948-7000  
952-948-6004

[Eric.Neetenbeek@mnmasonic.org](mailto:Eric.Neetenbeek@mnmasonic.org)

**Case No:** 5305AB-14

**Permit No:**

**Scheduled  
for:**

Informal DRC: 3/25/14 Item #2  
Formal DRC: 4/29/14 Item #1

Planning Commission: 5/22/14  
City Council:

**Date Received:**

**Return to:**

**Due Date:**

<b>3/20/14</b>	<b>4/18/14</b>		
<b>Dennis Fields</b>	<b>Dennis Fields</b>		
<b>3/24/14</b>	<b>4/28/14</b>		
<b>Date</b>	<b>Date</b>	<b>Date</b>	<b>Date</b>
<b>Plan Reviewer</b>			
<b>Development/Services Section – 952-563-4862</b>			
Jen Desrude (JCD), Civil Engineer	3/24/14		
<b>Traffic Section</b>			
Amy Marohn (ALM), Civil Engineer	3/24/14	4/21/14	
Tom Bowlin (TPB), Civil Engineer			
Kirk Roberts (KAR), Traffic & Trans. Engineer			
<b>Street Design &amp; Construction Section</b>			
Steve Jorschumb (SKJ), RLS	3/24/14	4/28/14	
Julie Long (JML), Senior Civil Engineer	3/24/14	4/28/14	
Bob Simons (BPS), Civil Engineer	3/24/14	4/21/14	
<b>Water Resources Section</b>			
Bryan Gruidl (BRG), Sr. Water Resources Manager			
Steve Segar (SWS), Civil Engineer	3/24/14	4/28/14	
<b>Utilities Division</b>			
Tim Kampa (TKK), Civil Engineer			
Eric Wharton (ECW), Civil Engineer	3/24/14	4/25/14	
<b>Maintenance Section</b>			
Scott Anderson (SMA), Assist. Maint. Superintendent		4/21/14	
Dave Hanson (DLH), Assist. Maint. Superintendent			
<b>Administration</b>			
Jim Gates (JBG), Deputy Director of PW			
Karl Keel (KPK), Director of Public Works			
Shelly Pederson (SAP), City Engineer		4/28/14	

Email

Fax

Other



## 1. Development/Services Section (Plats, Easements, Agreements, Misc.)

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>Miscellaneous Comments</b>					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Furnish a revised Grading, Drainage, Utility, and Erosion Control plan. Plans shall be reviewed and approved by the City Engineer prior to issuance of permits.	3/24/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MN licensed Civil Engineer must design and sign all civil plans, including Grading, Drainage, Utility and Erosion Control plans.	3/24/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Connection charges shall be due prior to issuance of utility permits – dollar amount to be determined.	3/24/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prior to the issuance of the Certificate of Occupancy, developer/contractor must submit electronic utility as-builts to the Public Works Department.	3/24/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management (TDM) Plan shall be submitted prior to the issuance of permits. Tier 2.	3/24/14 JCD	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Must update parcel addressing to comply with Emergency Response Bloomington City Code. Contact Bruce Bunker for more info. 952-563-4546 <a href="mailto:bbunker@BloomingtonMN.gov">bbunker@BloomingtonMN.gov</a>	3/25/14 BB	

### Standard Notes to Add to Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Temporary street signs, lighting, and addresses shall be provided during construction.	3/24/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractor shall obtain a Public Works Permit Application for obstructions and concrete work within Right-of-Way. Permit is required prior to removals or installation. Contact Brian Hansen at 952-563-4543 or <a href="mailto:bhansen@BloomingtonMN.gov">bhansen@BloomingtonMN.gov</a> for permit application and for fee information.	3/24/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Public Works permit application for underground work within the Right-of-Way is required prior to removal or installation of sanitary, water or storm work within the public right-of-way. Contact Utilities at 952-563-4568 for permit application and for fee information.	3/24/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Restore City street by complying with the City Street Improvement Policy; contact Utilities (952-563-4568) for the requirements and show this on the plan.	3/24/14 JCD	

## 2. Traffic Section & Street Design / Construction Section

### Traffic

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<del>All signing to be installed outside of city right of way.</del>	<del>3/24/14</del> JCD	4/21/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide trip generation numbers for the site with the application narrative, using ITE Trip Generation standards.	3/24/14 ALM	

Standard Traffic Notes to Add to Plan					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking stalls to be painted with white striping.	3/24/14 ALM	4/21/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All construction and post construction parking shall be on site — no on street parking/loading/unloading allowed. (Add to removal, utility or site plan sheets)	3/24/14 ALM	4/21/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All public sidewalks shall not be obstructed.	3/24/14 ALM	4/21/14 ALM
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Storage of materials or equipment shall not be allowed on public streets or within public right of way. (Add to removal, utility or site plan sheets)	3/24/14 ALM	4/21/14 ALM
Street Design					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm</a>	3/24/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show and label all property lines and easements on all plan sheets.	3/24/14 JCD	
Parking					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Bicycle parking spaces shall be provided (i.e., bike rack), number to be approved by the City Engineer.	3/24/14 JCD	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	List parking spaces provided and number required by City Code.	3/24/14 JCD	

### 3. Water Resources Section

CC = Council Condition of Approval

PR = Plan Requirement - need to revise plans or satisfy comment prior to the issuance of permits

S/R = Suggestion/Recommendation

CC	PR	S/R	Comment	Date & Initial	Date Complete
Storm Water Comments					
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A Stormwater Management Plan/Report shall be provided which includes: <ul style="list-style-type: none"> <li>Stormwater Rate Control — No net increase in runoff.</li> <li>Storm Water Volume Control — no increase in volume.</li> <li>Water Quality Treatment meeting requirements of Bloomington Comprehensive Surface Water Management Plan (CSWMP)</li> <li><a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/waterres/waterres.htm#mgmtplan</a></li> <li>Maintenance Schedule/Plan for Stormwater BMP signed by property owner to be filed on record with Hennepin County. Proof of filing must be submitted to Engineering.</li> </ul>	3/24/14 SWS	4/28/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An NPDES construction site permit and SWPPP shall be provided. The name and phone number of party responsible for erosion control shall be included; if greater than, one acre is disturbed.	3/24/14 SWS	4/28/14 SWS
Erosion/Sediment Control Comments					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion Control Bond required prior to issuance of permits – dollar amount to be determined by Jen Desrude. Contractor to provide bid prices to install, maintain and remove EC devices.	3/24/14 SWS	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An Erosion Control Plan shall be provided which includes: <ul style="list-style-type: none"> <li>Erosion Control BMP locations shown on the plan.</li> <li>Notes for maintenance (1/3 capacity, damage, tracking onto streets) and inspection (who is responsible, frequency), etc., consistent with the MPCA Protecting water Quality in Urban Areas BMP Manual (Nov. 2000).</li> <li>Use of updated City of Bloomington Standard Details from the City of Bloomington website:</li> </ul>	3/24/14 SWS	4/28/14 SWS

			<a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm">www.ci.bloomington.mn.us/cityhall/dept/pubworks/engineer/streets/specific.htm</a> <del>○ No bales allowed for inlet protection and/or ditch checks.</del> <del>○ All materials shall meet MnDOT approved materials list: <a href="http://www.mrr.dot.state.mn.us/materials/approved.asp">www.mrr.dot.state.mn.us/materials/approved.asp</a></del> <del>○ Use approved inlet protection at all active storm sewer inlets; only basket or sack style in traffic areas.</del> <del>○ Include turf establishment plan.</del>		
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	High flow silt fence fabric at rip-rap flume to wetland is suggested.	4/28/14 SWS	
<b>General Comments</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	HDPE Pipe connections into all concrete structures shall be made with water tight materials, utilizing an A Lok or WaterStop gasket or boot, cast in place rubber boot, or approved equal. Where the alignment precludes the use of the above approved watertight methods, Con Seal 231 waterstop sealant, or approved equal will only be allowed as approved by the Engineer.	3/24/14 SWS	4/28/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Add note to plan – contact Utilities Division (952-562-8777) regarding permit for storm sewer construction.	3/24/14 SWS	4/28/14 SWS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	After City staff approves the Stormwater Management plans, an extra set of plans and Stormwater Management plan will be needed for submittal to Lower Minnesota Watershed District for review and comment.	3/24/14 SWS	

#### 4. Utilities Division

CC = Council Condition of Approval

PR = Plan Comments - need to revise plans or satisfy comment, but does not necessitate a Council condition

S/R = Suggestions/Recommendations

CC	PR	S/R	Comment	Date & Initial	Date Complete
<b>General</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sewer Availability Charge (SAC) be satisfied. Contact the Met Council at 651-602-1378 for a SAC determination, which is required by the Metropolitan Council Environmental Services. Provide interior – demolition plan that identifies current use of spaces for potential SAC credits.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	There shall be at least a 10-foot horizontal separation between water and sewer lines.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water mains crossing storm or sanitary sewers shall have a minimum of 18-inch vertical separation.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use updated City of Bloomington Standard Details from the City of Bloomington website: <a href="http://www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details">www.ci.bloomington.mn.us/cityhall/dept/pubworks/handouts/enghandouts.htm#details</a> .	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide peak hour and average day water demand and wastewater flow estimates	3/24/14 ECW	
<b>Water</b>					
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loop water system (supply from two points) to provide increased reliability of service and reduce head loss.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional valves required for system isolation. (Longest interval shall not exceed 400 feet.)	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install enough hydrants to provide fire protection for the entire building (each hydrant covers a 150' radius).	3/24/14 ECW	



<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide valving such that the building service can be isolated without shut down of the supply to hydrants.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a minimum of 8 feet and a maximum of 10 feet of cover on all water lines, valves, services etc.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use Class 52 DIP water main for pipe 12" in diameter and smaller. (8 mil min. polywrap on all DIP is required.)	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Approval of plans and specifications for this development are to be approved by the Minnesota Department of Health (MDH). It is the responsibility of the developer to:</p> <ul style="list-style-type: none"> <li>○ Submit the required signed documents and fees to the MDH including the MDH Plan Review Fee Sheet.</li> <li>○ Provide a copy of the MDH approval letter for the project to the City of Bloomington.</li> </ul> <p>Information regarding the MDH Plan Review may be obtained by visiting the MDH Environmental Health Division website:  <a href="http://www.health.state.mn.us/divs/eh/water/planreview/index.html">www.health.state.mn.us/divs/eh/water/planreview/index.html</a>. No permits will be issued before the City has received the MDH Plan Approval Letter. <b><u>Please note that MDH review may take up to 6 weeks.</u></b></p>	3/24/14 ECW	

#### Sanitary Sewer

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>A Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension or Modification Permit is required for the proposed development. It is the responsibility of the developer to:</p> <ul style="list-style-type: none"> <li>○ Complete the application</li> <li>○ Obtain all necessary signatures (including the signature of the authorized City representative)</li> <li>○ Submit the application and fee to the MPCA</li> <li>○ Submit a copy of the application and check to Met Council</li> <li>○ Submit a copy of the application and check to the City of Bloomington</li> <li>○ After permit is received submit a copy of the permit to the City of Bloomington</li> </ul> <p>Visit the MPCA website (<a href="http://www.pca.state.mn.us/water/permits/index.html">www.pca.state.mn.us/water/permits/index.html</a>) for application and fee information. <u>No permits</u> will be issued before the City has received a Sanitary Sewer Extension or Modification Permit from the MPCA. <b><u>Please note that MPCA review may take up to 6 weeks.</u></b></p>	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	An inspection manhole is required on all commercial sewer services.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use standard short cone manholes (no steps allowed).	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Use schedule 40, SDR 26, or better for PVC sewer services	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Design sewer (mainline pipes, clean-outs, manholes, and services) with adequate depth of cover, or (high-density polystyrene) insulation to prevent freezing.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any proposed new, or substantial remodel of an existing food service facility must show and adequately designed exterior grease interceptor that receives only kitchen waste, on the plans as prepared and submitted by the design professional. Design of grease interceptor shall conform to "Standard for Pre-Treatment of Sanitary Waste Effluent Containing Fats, Oil, and Grease," as published by the City of Bloomington Utilities Division.	3/24/14 ECW	

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Maintenance Schedule/Plan for Grease Interceptor BMP signed by property owner must be filed with the Utilities Division prior to issuance of permit to connect with sanitary sewer system. A copy of the signed agreement, the Grease Interceptor manufacturer's operation and maintenance manual, and continuous maintenance records for the previous twelve (12) months shall be kept on site and available to City of Bloomington staff for review. [Sec. 11.31 (7)]	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Install interior chimney seals on all sanitary sewer manholes.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Redevelopment projects in the City of Bloomington generally increase the density of property use throughout the City. As a result, the demand upon the remaining capacity of the existing wastewater infrastructure is being pushed beyond system limits. To allow these redevelopment projects to move forward, additional wastewater capacity must be built into the system to accommodate the desired growth. Bloomington is in the process of developing a fair cost-sharing program that will address future funding for the needed wastewater system capacity improvements. This project will likely be required to participate in the cost sharing of system upgrades in accordance with the City's cost sharing program once it has been finalized by the City.	3/24/14 ECW	

**Standard Notes to Add to Plan**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A note shall be added to the plans stating: Taps of live water mains to be done by City forces; however, they shall be paid for and coordinated by the Contractor.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All components of the water system, up to the water meter or fire service equipment, (i.e. mainline pipes, services larger than 2", valves, fittings, caps, etc.) shall utilize protective internal coatings meeting current ANSI/AWWA Standards for cement mortar lining or special coatings. The use of unlined or uncoated (cast-iron, gray-iron, steel, galvanized, etc.) pipe shall not be allowed.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Combination Fire and Domestic services must terminate with a thread on flange or an MJ to flange adapter.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of water service pipes, fittings, and valves all the way into the building (i.e. up to meters and/or fire service equipment) to accommodate City inspection and testing.	3/24/14 ECW	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Utility and mechanical contractors shall coordinate installation of sewer services all the way into the building to accommodate City inspection and testing.	3/24/14 ECW	

**5. Maintenance Section**

<input checked="" type="checkbox"/>	No comment.
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